

Neighborhood CORNER

Cottage Housing Coming to Redmond

ottages in Redmond? Following a period of considerable participation by neighbors and deliberation by the Planning Commission, the City Council has approved the introduction of cottage type housing to the community. It's anticipated that the first project will break ground this summer in the Willows/Rose Hill area whose neighborhood plan was approved last year.

Jim Soules of the Cottage Company received City approval in April to develop a 12-unit cottage housing development near 132nd Avenue NE and NE 111th Street. These will be small detached single-family homes, no greater than 1,000 square feet,

clustered around a central open space. Units will be two-bedroom, two-bath homes similar in concept and feeling to the Company's Greenwood Avenue Cottages in Shoreline, and Ericksen Cottages on Bainbridge Island. Prices will range in the low to mid-\$300 thousands.

A landscaped garden courtyard, large covered front porches, private yards surrounded by low fences and flowerboxes, and parking located to the side so residents approach their front doors through the courtyard, are all designed to create a sense of community. Other project amenities include a commons building (for parties, potlucks, meetings, and

personal projects), an outdoor recreation shelter, walking trails, and view platforms overlooking a beautiful heavily wooded ravine. The project site is tucked away among trees and a steep ravine and will not be visible from 132nd Avenue. The only indication of the development will be a newly landscaped and forested private drive.

As directed by the Willows/Rose Hill Neighborhood Plan, neighbors met for a special meeting to review the project's site layout, architecture, landscaping, and privacy to adjacent properties. The plan also requires that the developer provide one affordable unit in phase II to a family earning 50% or less of the King County median income.

As Redmond seeks to increase its supply and diversity of housing available to various income levels and family types and sizes, cottage housing is seen as a desirable option. Cottages provide a housing type that responds to changing household sizes and ages such as retirees, small families, and single-

person households. They provide opportunities for ownership of small detached dwelling units within a single-family neighborhood and encourage the creation of more usable open space for residents through flexibility in density and lot standards.

For questions about the project, please contact Susie Goett at 425-556-2454 or sgoett@ci.redmond.wa.us.

